

# Five Points Pedestrian Commercial Overlay District (PCO) Modifications

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Norview Task Force

September 11, 2013

# What is a Pedestrian Commercial Overlay (PCO) District?

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## □ Purpose

- Encourage the concentration of specialty retail, entertainment and restaurant uses at a building scale that would create a catalyst for pedestrian activity.





# PCO Development Standards

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- ❑ Uses
- ❑ Building location and orientation
- ❑ Façade treatment
- ❑ Landscaping
- ❑ Parking
- ❑ Signs

# Example: Standard Commercial Zoning

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# Example: PCO Regulations

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# Background

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- Initial discussions at Norview Meeting of Businesses
- Potential proposed changes:
  - Modify development standards waivers
  - Modify PCO Development Certificate requirement
  - Discussion of Land Uses within the PCO

# PCO Development Certificate

- ❑ Required for:
  - New building
  - Additions
  - Modification to existing building
  - Structure (sign, fence etc.)
- ❑ Process:
  - Application submitted for review
  - Considered by:
    - ❑ Planning Commission
    - ❑ City Council
  - 6 Week process



# PCO Development Certificate Waivers/Proposed amendments

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- ❑ Through PCO Development Certificate waivers can be granted:
  - Building location:
    - ❑ For an addition
    - ❑ Building location for existing buildings (proposed)
  - Transparency
  - Parking Location and Access
  - Landscaping and Buffering
  - Signs

# PCO Development Certificate Changes

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- ❑ Continue to require if development requires any waiver
- ❑ Eliminate if development complies with all development standards





# Next Steps

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- ❑ Engage Community Stakeholders on PCO changes
- ❑ Finalize potential PCO changes in late Fall 2013
- ❑ Staff to initiate Text Amendment by City Planning Commission on behalf of neighborhood Civic Leagues and Five Points Partnership.

### **11-33 Pedestrian Commercial Overlay District—Five Points PCO-5 PTS.**

*11-33.1 Purpose statement.* In accordance with the provisions of section 11-11, it is the intent of the Five Points Pedestrian Commercial Overlay District (PCO-5 PTS) to maintain and enhance commercial vitality of the Sewells Point Road business area, to expand on the existing nucleus and establish a concentration of pedestrian-oriented commercial activities, to insure that new construction and property renovations are harmonious with that special pedestrian character and with the planned public improvements in the district, and to insure that required off-street parking reflects the pedestrian nature and unique development patterns of the district.

*11-33.2 Land uses.* Land uses permitted in the district shall be permitted by right or by special exception as specified in Table 27-33-A –Table of Land Uses and shall be restricted to the uses listed therein.

*11-33.3 Development standards.*

- (a) *Building location and orientation on lots abutting Sewells Point Road.* The right-of-way line of Sewells Point Road within the PCO is irregular due to historical circumstances. It is the intent of this section to maintain the established pedestrian-oriented pattern with buildings and entrances located directly along the sidewalk of Sewells Point Road. Any building constructed or reconstructed on a lot abutting Sewells Point Road shall be located in one of the following configurations:
1. The entire front building facade is built with a setback from the adjacent curb of Sewells Point Road (as existing on the date of initial enactment of this ordinance) of no less than twelve (12) feet and no more than twenty (20) feet. The primary entrances to such buildings shall be on Sewells Point Road.
  2. The building orientation is perpendicular to Sewells Point Road with its principal facade and entrances facing a pedestrian plaza or parking court. In such cases the ends of the buildings shall be built with a setback from the adjacent curb of Sewells Point Road (as existing on the date of initial enactment of this ordinance) of no less than twelve (12) feet and no more than twenty (20) feet, and shall have active uses, windows, and entrances on the Sewells Point Road facade.
  3. In no case shall the building be constructed or reconstructed in the middle or rear of the lot with parking or on-site vehicular circulation between the building and the Sewells Point Road property line.

- (b) *Facade treatment.* In order to promote pedestrian interest and activity and to enhance security and safety by permitting visibility into and out of buildings, a minimum of fifty (50) percent of the total area of ground floor facades along Sewells Point Road shall be transparent from the street.
- (c) *Parking location and access.*
  - 1. Off-street parking shall be provided behind or to the side of building(s) as viewed from Sewells Point Road. The parking lot shall have no more than two (2) curb cuts onto Sewells Point Road, not to exceed a total of twenty (20) feet in width. If parking is located to the rear of the building as viewed from Sewells Point Road, a rear entrance shall be provided. In addition to the landscape requirements in [chapter 17](#), a wall or hedge three (3) feet in height shall be located along the Sewells Point Road property line of the parking lot in order to define the edge of the pedestrian corridor.
  - 2. No parking or on-site vehicular circulation shall be permitted between the building and the Sewells Point Road property line.
- (d) *Off-street loading.* No off-street loading berth shall be located on Sewells Point Road.
- (e) *Drive-through facilities.* For drive-through facilities permitted by special exception, access/egress shall be incorporated into permitted curb cuts for parking wherever feasible. If a separate curb cut for the drive-through facility is needed, only one such curb cut, not to exceed ten (10) feet in width, may be permitted for access/egress on Sewells Point Road. Impact of the drive-through on traffic flow on the principal street shall be evaluated in determining whether the drive-through will be permitted.
- (f) *Landscaping and buffering.* Except where precluded by the provisions of this overlay district, the landscaping and buffering standards applicable to commercial uses as provided in [chapter 17](#) shall apply.
- (g) *Signs.* The sign standards for commercial uses in [chapter 16](#) shall apply, subject to the following limitations:
  - 1. No freestanding signs shall be permitted facing Sewells Point Road.

2. Subject to a permit issued by the director of public works, a business may place one A-frame sign on the public sidewalk in front of the business along Sewells Point Road only. The size, placement and other characteristics of the A-frame sign shall be in accordance with the guidelines approved for A-frame signs, shall be removed from the public right-of-way during times the business is not open, and shall be subject to any other conditions that may be specified by the department of public works.
3. Temporary balloons shall not be permitted.

*(Ord. No. 40,576, § 1, 1-8-02)*

11-33.4 *Parking requirements.* All uses and structures permitted in the PCO Five Points District shall comply with the parking provisions of [chapter 15](#), article III, subject to modification by the specific provisions of this overlay district. Off-street parking requirements in the PCO-5 PTS. District are as specified in the table of off-street parking requirements following.